

PLAN COMMISSION MEETING
MARCH 5, 2019 - 5:00 P.M.

Members Present: Jim Zajkowski, Mike Kastens, Michelle Scanlan, MaryKay Rice, and David Wilford

Members Absent: Fred Horne

Jim Zajkowski called the meeting to order and roll call was taken.

MaryKay Rice moved to adopt the agenda as presented, seconded by David Tyvoll and carried.

Michelle Scanlan moved to approve the minutes from February 11, 2019, seconded by Mike Kastens and carried.

Public Hearing – Application for Rezoning from BNA Properties, LLC

Jim Zajkowski declared the Public Hearing open to discuss the following:

- a) Application for Rezoning from BNA Properties, LLC for property located on North Fourth Street near the intersection with Hwy 64. Property is described as: 261-1019-06-151 - SEC 35 T31N R18W PT SW NE DESC AS COM AT W 1/4 SEC 35; TH N89E, 2686.07 TO POB; TH N89E, 271.63; TH N08E, 54.32; TH N39E, 235.20; TH N66W, 162.61; TH S63W, 315.74; THS00E, 161.76 TO POB DESC IN 976284. Property is currently zoned Z4 General Urban District and requested to be rezoned to Z3 Multi-Use/Corridor District.

Noah Wiedenfeld explained the application for rezoning located at the intersection of North Fourth Street and Highway 64. The Comprehensive Plan guides this property to Z3 Multi-Use/Corridor District. The Development Review Committee recommends approving the zoning change as well. Discussion followed. The Public Hearing was declared closed.

MaryKay Rice moved to approve the application from BNA Properties, LLC to rezone their property to Z3 Multi-Use/Corridor District, seconded by Mike Kastens and carried.

Site Plan and Storm Water Review for Oeving Properties

Noah Wiedenfeld explained the Site Plan and Storm Water Review from Oeving Properties, LLC. The building will double in size. All exterior siding on the new building will match the existing building. The storm water will be directed through a swale to the regional system on Richmond Way. No on-site treatment is necessary. They will need a construction easement for the swale since it will cross City property and Oeving will be responsible for the cost of the swale. Discussion followed. Mike Kastens moved to approve the Site Plan and Storm Water Review from Oeving Properties with the following conditions:

- 1) Any existing trees or shrubs that are dead or unhealthy as determined by the City Forester shall be replaced in accordance with Section 121-55.
- 2) Landscaping improvements require a financial guarantee equal to 125 percent of the cost for labor and materials for the landscaping plan, and shall not be deemed complete until the City has verified survivability of all required plantings through two winter seasons, in compliance with Section 121-55. The financial guarantee shall be received by the City on or before the date on which the building permit application is submitted.
- 3) The entire property (both the existing parking lot and proposed additional parking stalls) shall have two lifts of asphalt prior to the issuance of a certificate of occupancy.
- 4) The applicant shall complete a sign permit application and receive the appropriate permit prior to the installation of signage. All signage must comply with Section 121-44 of the City Code of Ordinances.
- 5) All utility issues are subject to review and approval by the Electric Superintendent and the Director of Public Works.

- 6) All grading, drainage, and erosion control issues are subject to review and approval of the Public Works Director.
- 7) All costs associated with connecting to the City storm sewer shall be borne by the applicant. The stormwater management plan shall be reviewed and approved by the Director of Public Works prior to the issuance of the building permit. Per Section 109-289, a short-term and long-term maintenance and monitoring agreement shall also be provided and signed by the applicant prior to the issuance of the building permit.
- Motion was seconded by Michelle Scanlan and carried.

Termination of Covenants for Business and Technical Park

Noah Wiedenfeld explained there are three sets of covenants in the Business and Technical Park. The Covenants and City ordinances do not always have the same standards and this has become confusing. The Richmond Way Covenants need approval for termination from the Plan Commission. Sets 1 & 2 of the Covenants needed approval for termination from the Forward New Richmond Committee, which was received on February 20, 2019. These two sets of covenants need approval from the City Council. Discussion followed on the Richmond Way Covenants. MaryKay Rice moved to terminate the Richmond Way Covenants, Seconded by David Tyvoll and carried.

Communications and Miscellaneous

There will be a community meeting on Monday night at 5:00 p.m. in the Council chambers regarding the proposed apartment complex on West Eighth Street. Letters were sent to surrounding property owners.

Mike Kastens moved to adjourn the meeting, seconded by David Wilford and carried.

Meeting adjourned at 5:26 p.m.

Tanya Batchelor
City Clerk